

083.A

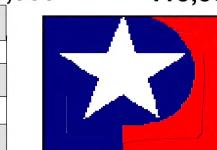
0009

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
413,300 / 413,300
413,300 / 413,300
413,300 / 413,300APPRaised:
USE VALUE:
ASSESSED:
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	NEWKIRK KAREN	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	79 BOW ST #1		
Street 2:			

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ANGULO DOLORES M -
Owner 2:	COSTA WILLIAM A JR -
Street 1:	79 BOW ST #1
Twn/City:	Arlington
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1091 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7199																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	413,300			413,300		220459
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

PREVIOUS ASSESSMENT								Parcel ID	083.A-0009-0001.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	407,200	0	.	.	407,200	407,200	Year End Roll	12/18/2019		
2019	102	FV	441,200	0	.	.	441,200	441,200	Year End Roll	1/3/2019		
2018	102	FV	390,500	0	.	.	390,500	390,500	Year End Roll	12/20/2017		
2017	102	FV	356,100	0	.	.	356,100	356,100	Year End Roll	1/3/2017		
2016	102	FV	356,100	0	.	.	356,100	356,100	Year End	1/4/2016		
2015	102	FV	329,300	0	.	.	329,300	329,300	Year End Roll	12/11/2014		
2014	102	FV	314,300	0	.	.	314,300	314,300	Year End Roll	12/16/2013		
2013	102	FV	314,300	0	.	.	314,300	314,300		12/13/2012		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
ANGULO DOLORES	48652-95		12/12/2006			293,000	No	No							
VITKAUSKAS VIRG	40149-581		7/28/2003			325,000	No	No							
VITKAUSKAS GERA	33261-185		7/17/2001			259,000	No	No							
BOSWELL MARIANN	31909-436		10/10/2000			259,000	No	No	4						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/16/2018		Measured									DGM	D Mann					
5/17/2001		Inspected									PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average														
Sty Ht: 2 - 2 Story		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average														
Color: GREEN		A Kits:	Rating:														
View / Desir: N - NONE		FrpI: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average		CONDOS INFORMATION															
Year Blt: 1927	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct:	Fact: .	Floor:	2 - 2nd Floor														
Const Mod:		% Own:	50.00000000														
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster		Functional:		Interior:		1	5	2	2								
Sec Int Wall: 10 - None	0 %	Economic:		Additions:													
Partition: T - Typical		Special:		Kitchen:													
Prim Floors: 3 - Hardwood		Override:		Baths:													
Sec Floors:	%		Total: 26.4 %	Plumbing:													
Bsmt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmt Gar:				General:													
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac:	NO															
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:	Model:	Serial #:		Year:						Color:			
SPEC FEATURES/YARD ITEMS												PARCEL ID				083.A-0009-0001.0	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					

